

# RESERVATION INSTRUMENT

RE 612 (Rev. 1/04)

**THIS IS NOT AN OFFER OR CONTRACT TO PURCHASE OR SELL**

\_\_\_\_\_ (hereinafter "Subdivider")  
 \_\_\_\_\_ (Subdivider)  
 acknowledges receipt from \_\_\_\_\_ (Name)  
 \_\_\_\_\_ (Name)  
 (hereinafter "Potential Buyer") of \_\_\_\_\_ (Address)  
 \_\_\_\_\_ (Address)  
 of the sum of \$ \_\_\_\_\_ (Amount) for the reservation of \_\_\_\_\_ (Lot or Unit Number)  
 \_\_\_\_\_ (Lot or Unit Number)  
 in \_\_\_\_\_ (Name of Subdivision)  
 \_\_\_\_\_ (Name of Subdivision)  
 County of \_\_\_\_\_ (County), State of California.

Subdivider hereby reserves the above-identified lot or unit for Potential Buyer and represents that he will immediately place the funds and a signed copy of this document in the following escrow depository:

ESCROW NAME		STREET ADDRESS (Do not list Post Office box)	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER ( )

- This instrument does not create a contractual obligation to buy or sell on the part of either Subdivider or Potential Buyer. Either party may, at any time, cancel this reservation instrument without incurring liability to the other. In the event of cancellation by either party, all funds received towards this reservation will be returned to the potential buyer within two business days.
- If Potential Buyer so requests by completing appropriate instructions below, subdivider will make arrangements with the escrow depository for the earning of interest on Potential Buyer's funds. \$ \_\_\_\_\_ will be deducted by escrow depository from interest earned as a charge for providing the service to Potential Buyer. The balance of the interest earned will be paid to Potential Buyer or credited to his/her account.
- By initialing here \_\_\_\_\_, Potential Buyer agrees to the payment of charges as set forth above and requests that the funds be placed into an interest bearing account as follows:

NAME AS ACCOUNT IS TO BE HELD	TAXPAYER IDENTIFICATION NO. (Social Security No.)
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- CAVEAT: If the funds are to be placed into an interest bearing account:
  - Escrow depository will not deposit funds into the account on Potential Buyer's behalf — and therefore interest will not accrue — until escrow depository has been notified that Potential Buyer's check has cleared.
  - There may be a delay in returning the funds to Potential Buyer on his request.
  - There may be an interest penalty in the case of an early withdrawal from the account.
  - If after Potential Buyer has received a Final Subdivision Public Report for this subdivision, he enters into a contract with Subdivider to purchase the reserved subdivision interest, the deposit plus interest earned on the deposit, if any, may be applied toward purchase of the subdivision interest with the express authorization of Potential Buyer.
- The price and other terms of purchase of the subdivision interest will be those set forth in a purchase contract if Potential Buyer enters into one after receiving a copy of the Final Subdivision Public Report.

NAME OF SUBDIVIDER		SIGNATURE OF POTENTIAL BUYER	DATE
SIGNATURE OF AGENT		SIGNATURE OF POTENTIAL BUYER	DATE